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W04-37560
EX 10/11

October 1, 2004

Florida Department of State
Division of Corporations
P. O. 6327
Tallahassee, FL 32314

Dear Sirs:

Enclose are the documents of Articles of Incorporation of **JUAN CARLOS PAGAN, P.A.**, a check in the amount of 78.75 for filling fees is enclosed.

Please process this as soon as possible, and send the copies of filed Articles of Incorporation to the following address:

**Juan Carlos Pagan
c/o Juan Carlos Pagan, P.A.
5460 Alton Road
Miami Beach, FL 33140**

A handwritten signature, likely of Juan Carlos Pagan, consisting of a stylized 'J' and 'P'.

Thank you.

**ARTICLES OF INCORPORATION
OF
Juan Carlos Pagan, P.A.**

THE UNDERSIGNED, has executed the following document as incorporator of the above named corporation, a corporation organized under the laws of the State of Florida and all rights, duties and obligations of the undersigned as incorporator, and those of the corporation, are to be determined in accordance with the laws of the State of Florida Business Corporation Act, hereby adopts the following Articles of Incorporation:

ARTICLE I

The name of this corporation shall be: **Juan Carlos Pagan, P.A.**

ARTICLE II

This corporation shall commence existing upon the filing of these Articles of Incorporation by the Department of State, State of Florida, and shall have perpetual existence.

ARTICLE III

The general nature of the business and objects and purposed to be transacted and carried on by this corporation are to do any and all of the things herein mentioned, as fully and to the same extend as natural persons might do, viz:

- (1) Transact any and all lawful business.
- (2) Said corporation shall further have powers:
To have perpetual succession by its corporate name;
- (3) Any legal Business in the State of Florida.

ARTICLE IV

The aggregate number of shares which the corporation shall have authority to issue is the total sum of 100 shares, having an individual par value of \$1.00.

Unless otherwise stated in these articles, or in an amendment to these articles, there shall be only one (1) class of stock of this corporation.

ARTICLE V

The street address of the initial registered office and the name of the initial Resident Agent of this corporation shall be:

Juan Carlos Pagan
5460 Alton Road
Miami Beach, FL 33140

ARTICLE VI

The initial Board of Directors shall consist of a total of one (1) person, and the name and address of the person who is to serve as initial director is:

CORRECTION TO
ARTICLES OF INCORPORATION
OF
Juan Carlos Pagan, P.A.

ARTICLE III

The general nature of the business and objects and purposed to be transacted and carried on by this corporation are to do any and all of the things herein mentioned, as fully and to the same extend as natural persons might do, viz:

- (1) Transact any and all lawful business of Real Estate Agent as described by license.
- (2) Said corporation shall further have powers:
To have perpetual succession by its corporate name;
- (3) Any legal Real Estate Agent Business in the State of Florida allowed by the Board of Real Estate.



Juan Carlos Pagan



Date

NAME

ADDRESS

Juan Carlos Pagan

5460 Alton Road
Miami Beach, FL 33140

ARTICLE VII

The By-Laws of this Corporation may be adopted, altered, amended or repealed by the Stockholder (s) or Director (s).

ARTICLE VIII

The Corporation shall indemnify any Officer or Director, or any former Officer or Director, to the full extent permitted by law.

ARTICLE IX

Every Stockholder, upon the sale for cash of any new stock of this Corporation of the same kind, class or series as that which he/she already holds, shall have the right to purchase his/her prorata share thereof (as nearly as may be done without issuance of fractional shares) at the price at which it is offered to others.

ARTICLE X

The principal place of business of this corporation is:


5460 Alton Road
Miami Beach, FL 33140

The person signing these articles is Juan Carlos Pagan of 5460 Alton Road Miami Beach, FL 33140

ARTICLE XII

This Corporation reserves the right to amend or repeal any provision contained in these Articles of Incorporation, in accordance with the provisions of the Florida General Corporation Act.

 IN WITNESS WHEREOF, the undersigned has executed these Articles of Incorporation, this 1st day of October 2004



Juan Carlos Pagan

STATE OF FLORIDA }
COUNTY OF DADE }

BEFORE ME, a notary public authorized to take acknowledgments in the State and County set forth above, personally appeared Juan Carlos Pagan known to me and known by me to be the person who executed the foregoing Articles of Incorporation, and he acknowledge before me that he executed those Articles of Incorporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the State and County aforesaid, this 1st Day of OCTOBER, 2004

Notary Public, State of Florida At Large
My commission expires:



S. de la Fé
Commission # DD353413
Expires: SEP. 08, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

S. de la Fé

CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 607.0501, FLORIDA STATUTES, THE UNDERSIGNED CORPORATION, ORGANIZED UNDER THE LAWS OF THE STATE OF FLORIDA, SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA.

1 - The name of the corporation is:

Juan Carlos Pagan, P.A.

2 - The name and address of the registered agent and office is:

Juan Carlos Pagan
5460 Alton Road
Miami Beach, FL 33140

Having been named as registered agent and to accept service of process for the above corporation at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Juan Carlos Pagan



Date

10/4/04

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